

Site Specific Notes:

- Current owner of Lot 4, Block 46 of the City of Bryan Township Subdivision is Brenda Williams Lamar, PO Box 1052, Bryan TX 77801-1420.
- Current Zoning is C3 - Commercial.
- Current use - Vacant.
- Proposed use and improvements: Retail Store
- This lot is not within the 100-YR floodplain according to the DPFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215P, effective April 2, 2014.
- Total lot acreage is 0.72 Acres. Total disturbed land is less than 1 Acres.
- Front building setback lines of 25', side building setback lines of 7.5' and rear building setback line of 7.5' apply to this lot.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.

Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plant material will be watered by hose bibs located at building corners.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545  
Lone Star One Call: 800-889-8344  
Texas Excavation Safety System (Digtest): 800-344-8377  
Bryan Texas Utilities: 979-821-5865  
Bryan Water Services: 979-209-5900  
Alamos Energy: 979-774-2506  
Verizon: 979-821-4300  
Suddenlink: 979-846-2229

Construction Notes:

- Solid waste services will be via 90 gallon residential can placed at the curb of East MLK Blvd. No dumpster for this site.
- All concrete to be constructed with 4000 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.

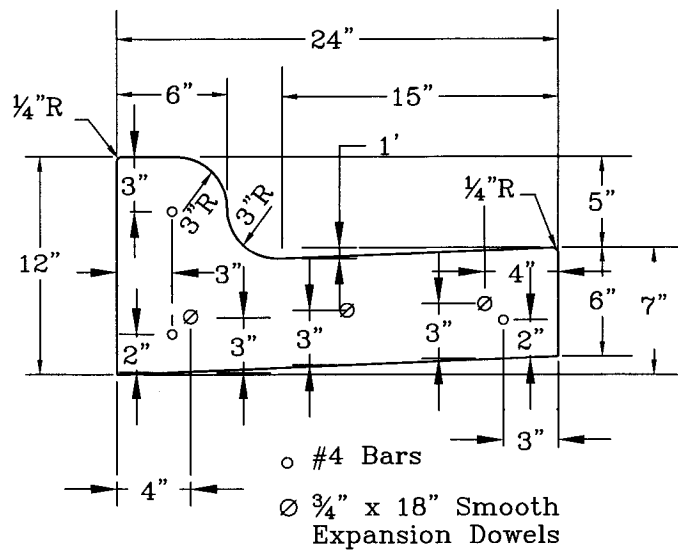
Landscape Analysis:

Construction Activities:  
Parking & Pavement = 2,860 SF  
Building = 448 SF  
Net Total = 3,308 SF

Requirements:  
Building, Parking, & Pavement = 496 SF  
3,308 SF @ 15% Net Total = 496 SF

Provided:  
Non-Canopy Trees = 300 SF  
2 @ 150 SF  
Canopy Trees = 200 SF  
1 @ 200 SF  
Net Total = 500 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	1	Live Oak	Quercus Virginiana	2" cal.
	2	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.



Driveway Raised Curb Detail  
N.T.S.

Parking Analysis:

Proposed Improvements:

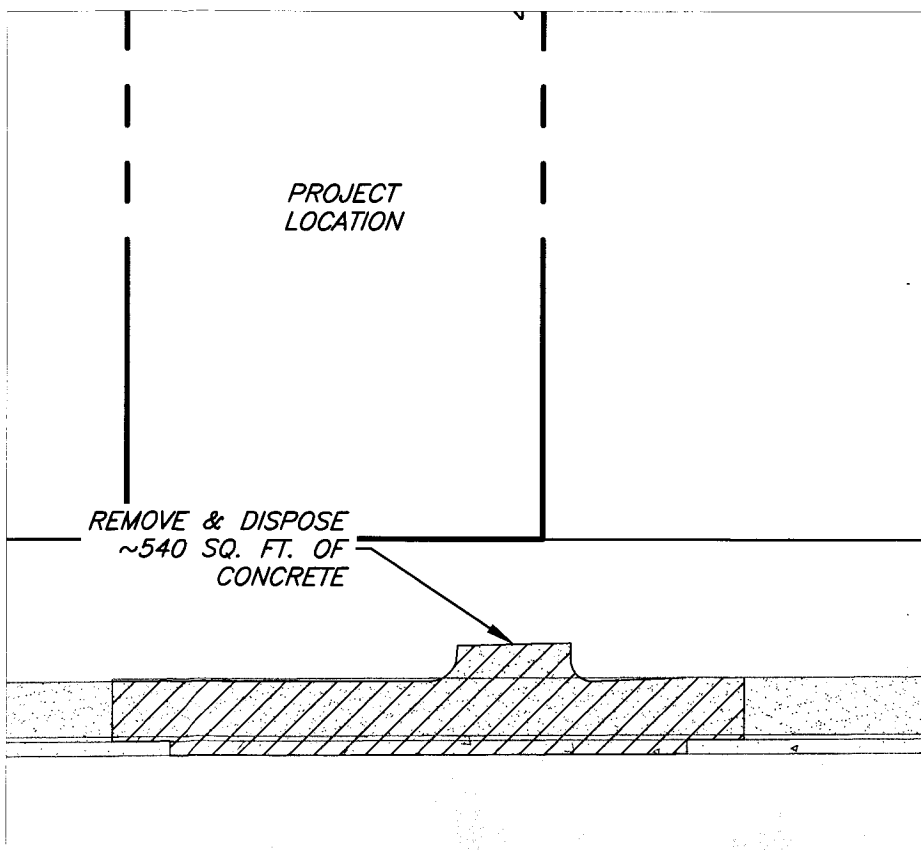
448 SF Retail Area  
448 SF Office Area  
896 SF Total Area

New Required Parking:

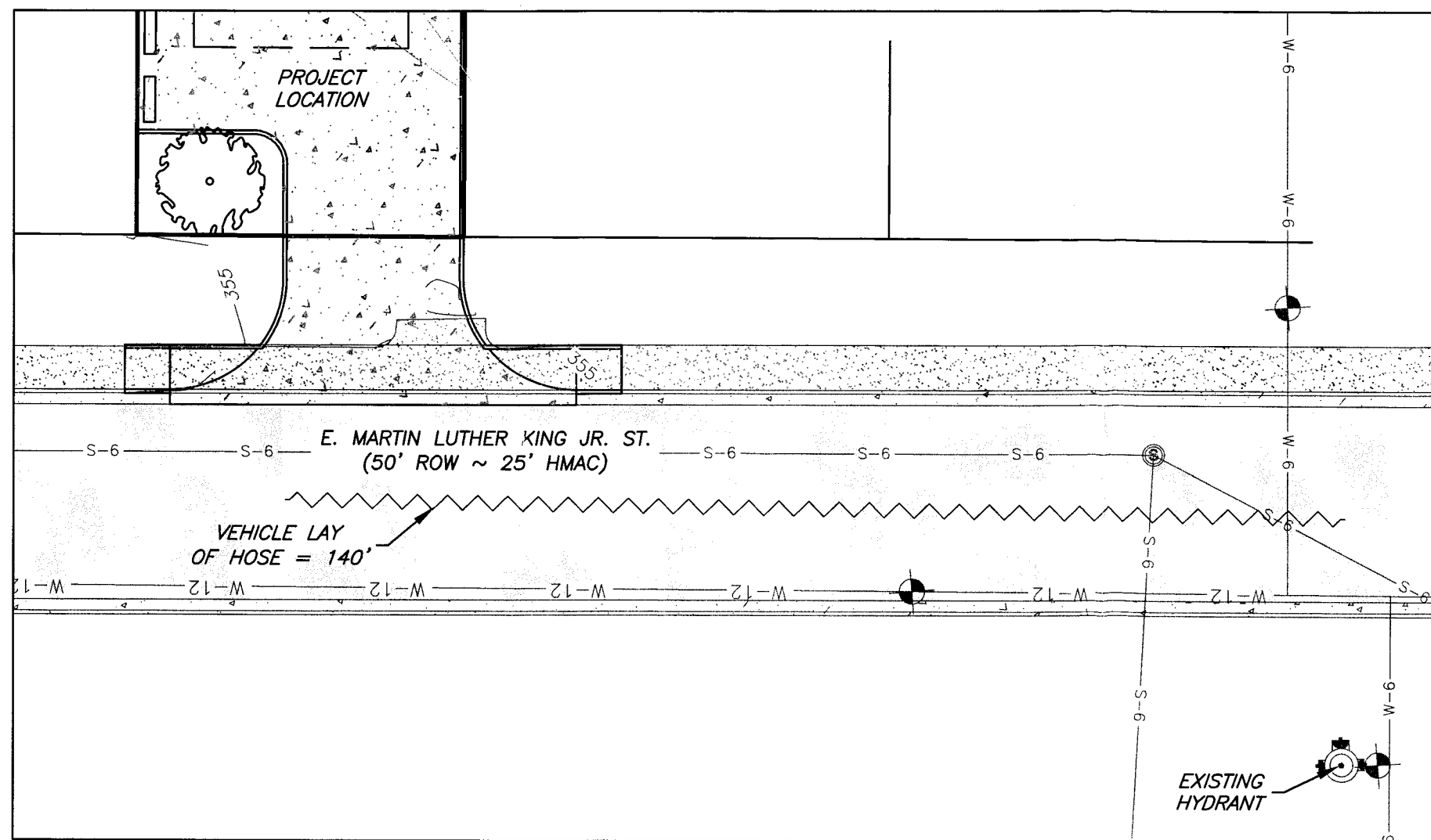
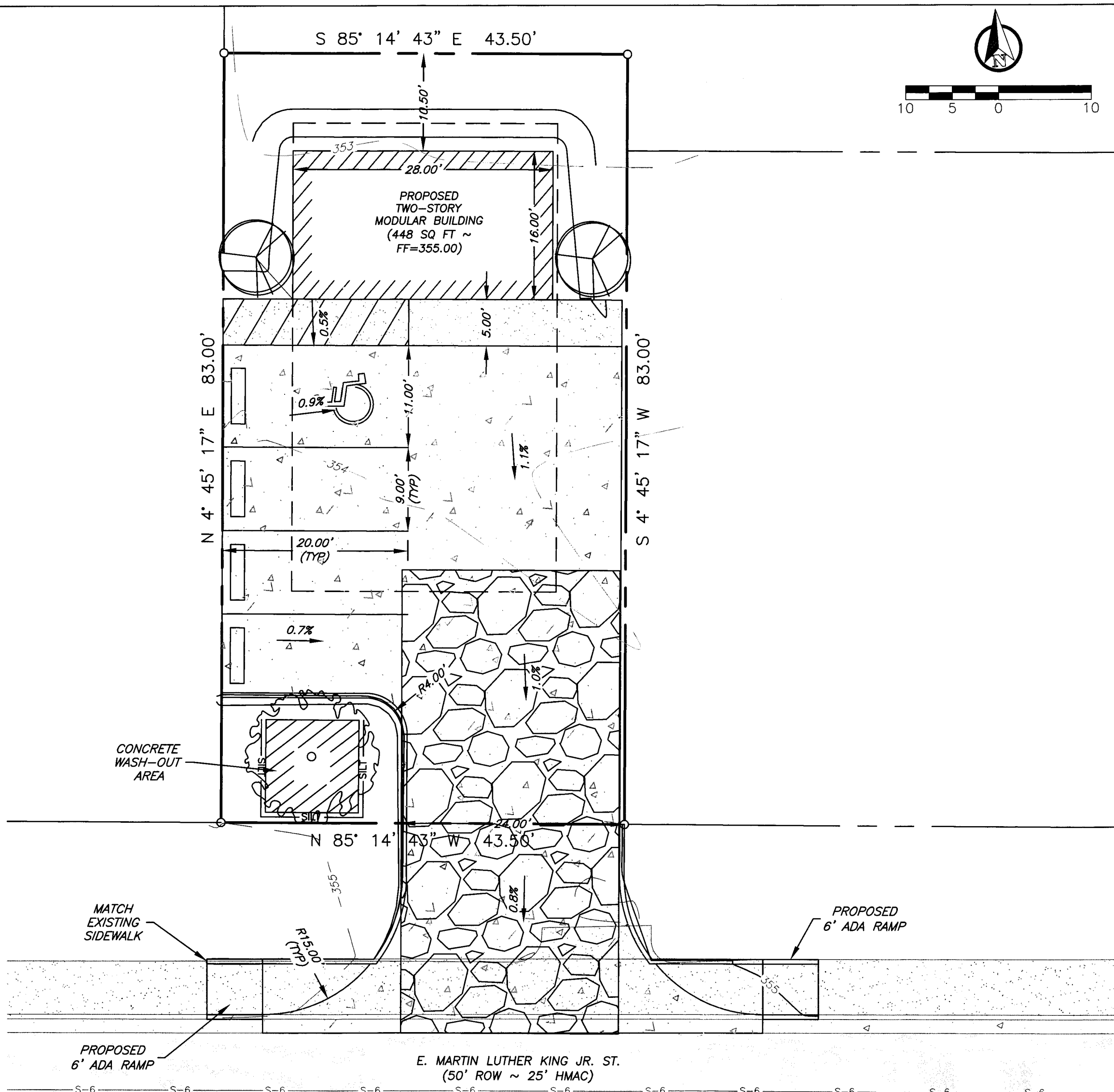
- 1 Space per 250 SF Retail Area
- 1 Space per 300 SF Office Area
- 4... Total Required

New Provided Parking:

- 3... Straight in Parking
- 1... ADA Parking w/Van Accessible
- 4... Total Provided



Demo Detail  
N.T.S.



Existing Hydrant  
N.T.S.

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only  
Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on Feb 24, 2016. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

**J4 Engineering**  
PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

Project Name and Address:

Affordable Florals

406 E. Martin Luther King Jr. St.  
Lot 4, Block 46  
Bryan Original Townsite  
0.072 AC  
Bryan, Brazos County, Texas

Date:

February 2016

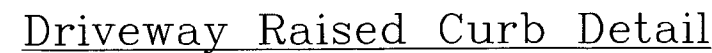
Scale:

As Noted

Sheet:

C2

Permitting  
Services  
MAY 11 2016  
RECEIVED



1. Install expansion joints at 40' (max) longitudinal spacing and install control joints at 5' (max) longitudinal spacing

Typical Sidewalk  
N.T.S



## Grading Notes:

1. ADA ramp slopes shall not exceed 1v:12h.
2. The topography shown is from field survey data.
3. It is the responsibility of the contractor to comply with all state and federal regulations regarding construction activities near energized overhead power lines.
4. Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
5. The contractor shall follow the general intent of the grading plans. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. The proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
6. The contractor shall salvage all topsoil and replace it on all disturbed areas. All parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
7. The contractor shall install all erosion and sediment control devices, as shown, prior to commencing any work.
8. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.

Subgrade Stabilization Table:		
PI = Plasticity Index		LL = Liquid Limit
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	
		Lime



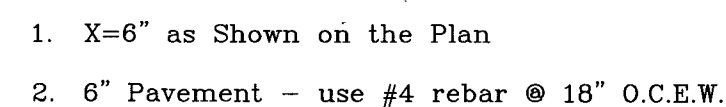
1. Contraction joint sealant to be Sonoborn SL-1 or approved equal.
2. Contraction joints shall be spaced at 15' maximum intervals.

PVMT Contraction Joint Detail  
N.T.S.

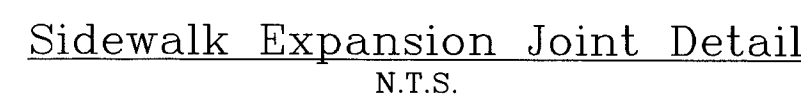
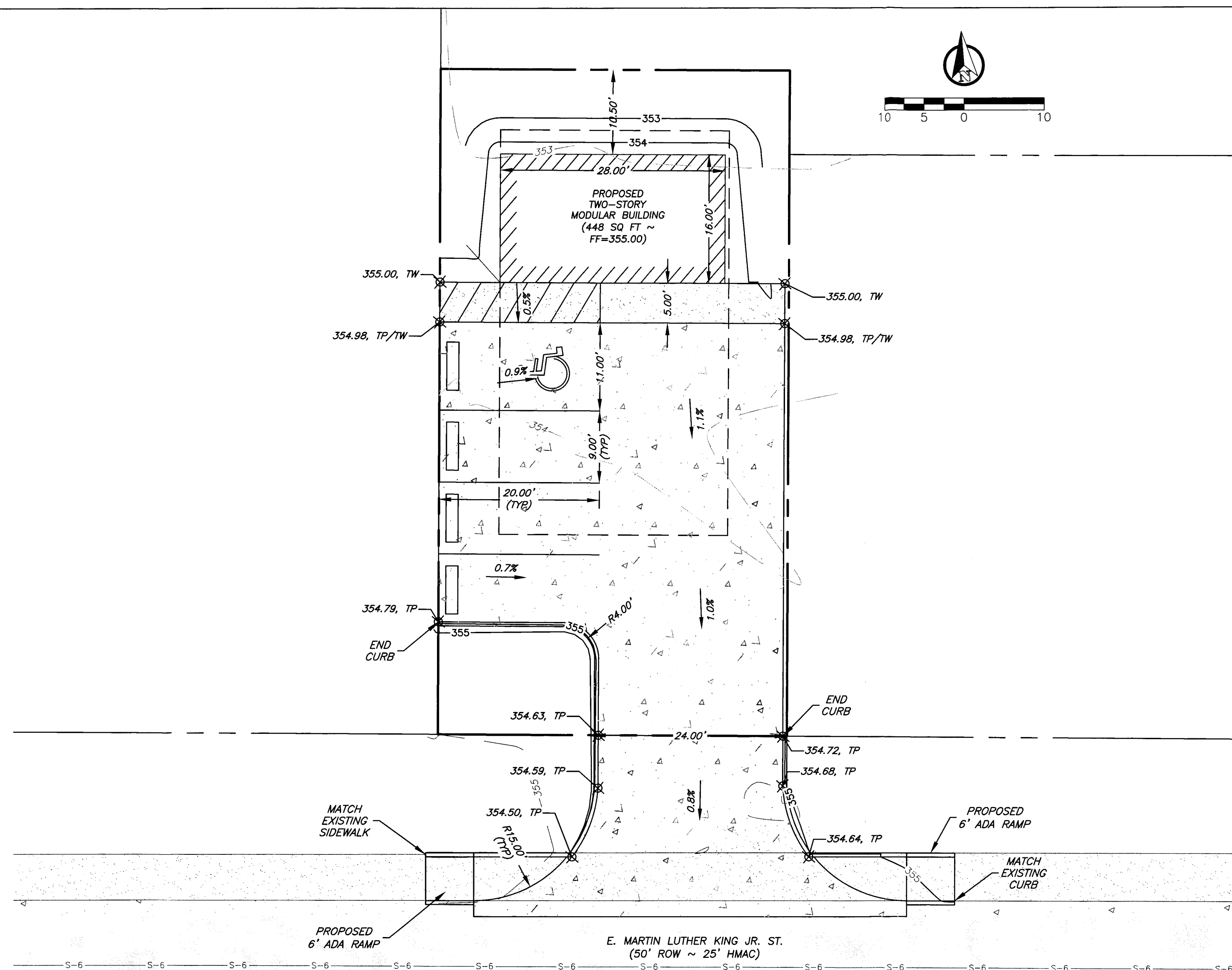


1. Expansion joint sealant to be Sonoborn SL-1 or approved equal.
2. Expansion joints shall be spaced at 45' maximum intervals.

PVMT Expansion Joint Detail  
N.T.S



Typical Concrete Paving Section  
N.T.S.



- Sidewalk Note:

1. Sidewalk joint sealant to be Sonoborn SL-1 or approved equal.
2. Sidewalk expansion joints shall be spaced at 60' maximum intervals.
3. Sidewalk contraction joints shall be spaced at a maximum interval equal to the sidewalks width.



## *Grading & Pavement Plan*

*General Notes:*

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. Maximum cross slope for all ADA accessible routes is 2% for sidewalks and pavement. The minimum cross slope for sidewalks is 1%. All ADA access shall comply with local and state requirements.
4. Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. All construction shall be in accordance with the current RCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
7. All elevations shown are finished grade.
8. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.

9. See Sheet C1 - General Notes

FL	-	Flow Line
NG	-	Top of Ground
TC	-	Top of Curb
TP	-	Top of Pavement
TW	-	Top of Sidewalk
TI	-	Top of Inlet

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Firm Name and Address



PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 [www.J4Engineering.com](http://www.J4Engineering.com)  
Firm# 9951

Project Name and Address:

## Affordable Florals

406 E. Marting Luther King Jr. St.  
Lot 4, Block 46  
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Date: \_\_\_\_\_

Scale:

Sheet:

C3